

Tickle House and Outbuildings
Colorado-Concho Rivers Confluence Area
Northwest of intersection of
Farm Roads 2134 and 1929
South of Leaday townsite
~~Wm~~ Vicinity CONCHO
Concho County
Texas

HABS No. TX-3359

HABS
TEX
48-CONC.V,
6-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

~~SKETCH~~

Historic American Building Survey
National Park Service
Rocky Mountain Regional Office
Department of the Interior
P.O. Box 25287
Denver, Colorado 80225

HISTORIC AMERICAN BUILDINGS SURVEY
TICKLE HOUSE AND OUTBUILDINGS

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PART I. INTRODUCTION

- Location: Located .2 miles northwest of the intersection of rural roads #2134 and 1929, to the south of #1929, 5.2 miles southwest of Leaday townsite, between Leaday and Concho, Concho County, State of Texas
- USGS Leaday Quadrangle, Universal Transverse Mercator Coordinates: 14.429636, 3487182
- Present Owner: E. T. Tickle, Jr., permanent easement granted in 1988 to the Colorado River Municipal Water District, Big Spring, Texas
- Present Occupant: E. T. Tickle, Jr.
- Significance: This 1930s period stone house is a typical catalog-type house popular in urban areas but bearing very little relationship to vernacular architecture in this region, or, for that matter, to any particular climatic adaptation or orientation. However, its very large cluster of outbuildings and various wood-fenced and stone corrals are architecturally significant. Many of these elements date from an earlier period, several from the period of first occupancy of the land, always in continuous use and well-maintained. The ranch is culturally significant because of its links with two important ranching families in Concho County, the Winkels, members of the Fisher-Miller Colony who were granted this land in 1868 and occupied it and constructed existing stone outbuildings and stone corrals in the 1880s; and the Ticks, who owned and occupied the ranch from 1916 to 1989 and who built the present-day house.

PART II. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The date of 1932 was supplied by the present occupant, E. T. Tickle, Jr.
2. Original and subsequent owners: The site is located on land which originally was part of the Fisher-Miller Grant, patented

as the Heinrich Winkel Survey in 1868. Unless otherwise noted, reference is to Deed volumes, Concho County Courthouse, Paint Rock, Texas.

1883	5 June 1883, 6:131, C. Winkel to Fritz Winkel
1894	28 May 1894, P:29, Fritz Winkel to Mary Winkel
1903	15 December 1903, P:582, Mary Winkel to Max Winkel
1916	29 January 1916, 12:343, Max Winkel to E. T. Tickle
1934	7 November 1934, 43:350, E. T. Tickle to H. F. Tickle
1973	24 December 1973, 116:204, Herbert F. Tickle to E. T. Tickle, Jr.
1988	17 November 1988, 144:191, Edwin T. Tickle and Joyce Tickle, grant of permanent easement to the Colorado River Municipal Water District

3. Builders, suppliers: The stonemason was a Mr. McFarlane from Ballinger; the carpenter was John Reese of Ballinger and the carpenter's assistant was Dan Daniels of Millersview; the lumber and other building supplies were trucked from a Ballinger lumberyard.
4. Building materials: The stone for the house was quarried in a nearby pasture southeast of the house.
5. Original plans and construction: The house is unaltered from the time of its construction. No original drawings have been located. The present occupant's parents drew up the plans, undoubtedly taking their ideas from catalogs.

B. Historical Context:

For the general historical overview which places the property in the context of the development of cattle ranching at the confluence of the Colorado and Concho Rivers, please see HABS No. TX-3350.

The Tickle house was constructed in 1932 on land that had been granted to Heinrich Winkel in 1868.¹ The Winkels were members of the well-known Fisher-Miller Company, organized to introduce immigrants from Germany, Switzerland, Norway, Sweden, and Denmark to the then almost unsettled lands lying between the Llano and Colorado

Rivers. The Winkels immigrated from Germany and received lands in the northernmost portion of the Fisher-Miller Grant, that is, in northern Concho County, bordering to the west on the Concho River. Indian disturbances in the region prevented their settling immediately; however, members of the family did travel to see the new land, namely Friedrich Winkel and his son Louis Henry Winkel in survey parties sent out in 1847 and 1848; the Indian situation caused them to return to Fredericksburg. Later, in the late 1870s, Louis Henry Winkel returned with other members of the family. By the early 1880s the Winkels, probably Fritz Winkel, had settled on the present site and constructed a house, a two-room woodframe structure, on the site of the present stone house, also various outbuildings and stone corrals. Another portion of the Winkel Ranch, a portion that lay to the east and had been granted in 1859 to Friedrich Winkel, was not settled until around the turn of the century; this is a reference to the site of the present 1904 Winkel-Blair house (HABS No. TX-3357). In 1916 Max Winkel sold 640 acres of that portion of the Winkel Ranch which lay within the Heinrich Winkel Survey to Edwin T. Tickle, Sr.

Edwin Tickle had immigrated to Texas from England with his father, Samuel Tickle, in 1887.² In 1888 Samuel settled five miles to the south of the site under discussion, on a property near Concho, ranch lands still held by the Tickle family. This original Tickle holding is the site of the E. T. Tickle Dam (HAER No. TX-19). Samuel had purchased this property from the Henrich Hallman Grant of the Fisher-Miller lands. He built a house there which still exists, southwest of the dam.³

As mentioned above, Samuel's son Edwin Tickle purchased that part of the Winkel Ranch under discussion in 1916. At that time there existed on the site a woodframe house, which faced south, frame and stone outbuildings, and extensive stone corrals. Apparently the Samuel Tickle place continued to be the chief residence for many years, then Edwin Tickle's son, Herbert T. Tickle, moved onto the former Winkel property with his family in 1927. In 1932 Herbert Tickle demolished the old Winkel house and built the present stone bungalow on its site, reorienting the house compound to face north.⁴

The present occupant is Herbert Tickle's son, E. T. Tickle, Jr., who has maintained the stone house and numerous old outbuildings and corrals and constructed new structures as they were needed for his sheep and cattle operation. E. T. Tickle, Jr., has provided much valuable information regarding the site and life in the immediate vicinity in the period from the late 1920s to the present.⁵ He was born in 1926 on the Tickle's Concho ranch and came to the old Winkel property as an infant when his father moved onto the site in 1927. He recounts that his father ran cattle and sheep on the ranch, raising feed crops but very little cotton. The family used the

Concho store and post office, but attended church and schools at Millersview. There were always good wells on the place in the Tickle ownership, but the Winkels had used a water pump on the river, a frequent custom in the area, for instance, at the Gann Ranch (HABS No. TX-3358), the Day Ranch (HABS No. TX-3351), and the McLane-Hafner Ranch (HABS No. TX-3355). The old pump on the Tickle place still exists. A large earthen holding tank, which still exists northwest of the house, was dug c1929-1930. Mr. Tickle's father planted very little wheat; Mr. Tickle plants it exclusively, as well as running cattle and sheep. Mr. Tickle granted permanent easement to the Colorado River Municipal Water District in 1988.

In 1979 the Texas Water Commission granted permission to the Colorado River Municipal Water District, an entity based in Big Spring, to construct a large dam on the Colorado River. The site chosen was a location several miles downstream from Leaday, sixteen miles below the confluence of the Colorado and Concho Rivers. Early in the planning stages, a program was developed to address environmental concerns, including the impact of the proposed flood area on prehistoric and historic cultural resources. In 1980-1981 a survey of historic cultural resources was conducted by Freeman and Freeman under contract to Espey, Huston and Associates, a firm of Austin environmental consultants. Subsequently a number of other studies and amplifications of previous studies have been conducted. In early 1988 an Albuquerque, New Mexico, firm of environmental scientists, Mariah Associates, Inc., began further assessment of the area of the flood plain, including various archaeological investigations and assessments. Mariah has also acted in the role of coordinator of related projects, including this project: the recordation of nineteen endangered historic sites in the confluence area for the Historic American Buildings Survey and the Historic American Engineering Record. The sites were selected from a list compiled under the guidance of the Texas Historical Commission.

Construction was finished on the dam in the late summer of 1989. Called the Stacy Dam and Reservoir, the project will inundate approximately 19,200 acres, and the threat of inundation of the Tickle house and outbuildings is possible in the near future.

PART III. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The house is a typical one-story catalog type bungalow from the 1930s period carefully constructed of limestone quarried on the site. It has no climatic adaptation. It faces to the northeast, and there is no plan configuration to catch the prevailing southern

breezes; there is no porch to the south or west faces of the house to protect it from the heat. The house represents a popular urban bungalow type for its period, not particularly suitable as a country or ranch house, but certainly common for second or third phase housing on farms and ranches in this area; in this manner it is related to the similar and contemporary house built on the Gann Ranch nearby (HABS No. TX-3358).

2. Condition of the fabric: The house is occupied and well-maintained.

B. Description of Exterior:

1. Overall dimensions: The one-story house is roughly rectangular in form, approximately 30 feet across the east front and 40 feet deep, with a small projecting service wing to the northwest, approximately 12 feet square (HABS photos TX-3359-A-1 to A-4).
2. Wall construction: The construction is thick-walled structural stone, approximately 12 inches thick, and so carefully laid up as to give the appearance of cast stone.
3. Porches: The east entrance porch, approximately 15 feet across, projects from the east face of the house to a depth of approximately 8 feet. It is concrete-floored with two corner piers made up of square stone bases with short tapered cast stone columns set on them.
4. Chimneys: There is one fireplace in the house, in the north wall of the living room. The stone chimneystack rises from the north wall of the house to a height almost equal to the ridge of the main roof.
5. Openings:
 - a. Doorways and doors: The front door opening off the east porch is wood with three glazed panes above a wood panel.
 - b. Windows: The window openings have sills and lintels of cast stone. All windows are wood-framed with a glazing pattern of 1-over-1, the windows frequently paired.
6. Roof:
 - a. Shape covering: The house is roofed for its entire width by a low-pitched gable running on the east-west

axis; smaller gables with the same pitch extend to cover the east porch and the northwest projecting service wing. The roofs are covered in their original asbestos shingles, laid in the diamond pattern.

- b. Cornice: The eaves have no cornice, the rafters exposed with shallow fascia boards following the rake of the roofs.

C. Description of Interior:

- 1. Floor plan: The plan of this one-story house is a simple and typical bungalow plan consisting of two files of rooms, one to the north and one to the south. The north rooms are a living room, entered directly from the entrance porch, behind it a dining room, then a kitchen with a small service wing projecting from it on a northwest axis. The row of rooms to the south consists of three bedrooms and a bathroom.
- 2. Decorative features and trim: The interior is very simply finished; there are no decorative features. Window and door frames are simple 1-inch by 4-inch trim with no moldings. The living room fireplace has a plain wood mantelshelf.

D. Site:

- 1. General setting: The house faces northeast, with an approach road from the northeast; the road passes to the north face of the house then curves to the west to become a farm lane for the extensive outbuildings complex (HABS photo TX-3359-1). The house and its outlying ranch structures lie on a wide flat plain above the Concho River to the west.
- 2. Outbuildings and other elements on the site: First in the large cluster of outbuildings northwest of the house is a milk pen (HABS photo TX-3359-B-1), a small woodframe shed structure dating from the Winkel period, that is, late 1870s-early 1880s. Also in this vicinity are a metal car shed, a second and much smaller metal shed, and a metal hay barn, all dating from about 1975. In the center of the cluster is a small, well-constructed stone barn (HABS photos TX-3359-C-1 and C-2), dating about 1933. Last in the sequence of structures, on the northwest fringe of the cluster, is a woodframe tenant house, dating from about 1950 and moved to this site from Paint Rock about 1960 (HABS photo TX-3359-D-1).

Of primary importance are the remains of a stone corral north of the tenant house, and to the northeast of this corral, a large standing roughly circular stone corral, both dating from

the Winkel period. The "round corral" is approximately 100 feet in diameter and rises to 5 or 6 feet in some sections of its wall (HABS photo TX-3359-E-1).

According to a family tradition, the builder was given a saddle horse as payment for this work.⁶

Adjacent to the round corral to the east is a long woodframe sheep shed, called the "lambing shed," constructed about 1905 by E. T. Tickle, Sr. (HABS photo TX-3359-F-1)

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PART IV. ENDNOTES

1. For fuller information on the Winkel family and the last property in the confluence area to be retained in their ownership, see HABS No. TX-3357.

2. Interview with E. T. Tickle, Jr., Tickle Ranch, 14 July 1989; interview by Gus Hamblett. See also Martha Doty Freeman and Joe C. Freeman, A Cultural Resource Inventory of the Proposed Stacy Reservoir, Concho, Coleman and Runnels Counties, Texas, vol. II: Historical Cultural Resources, report prepared for the Colorado River Municipal Water District by Espey, Huston and Associates, Inc., Engineering and Environmental Consultants (Austin, Texas, March 1981), 5-8 for additional Tickle family information; also Donald R. Abbe and Joseph E. King, "A Preliminary Report: Historical Resources within the Stacy Dam Project Area," draft of a report prepared for the Colorado River Municipal Water District by Mariah Associates, Inc., Environmental Consultants (Lubbock, Texas, June 1989), 92.

3. E. T. Tickle, Jr., interview.

4. Ibid.

5. Ibid. Mr. Tickle supplied rough dating for the various structures existing on the property when his grandfather purchased the property.

6. Ibid.

PART V. PROJECT INFORMATION

This project was sponsored by Mariah Associates, Inc., archaeologists; recorded under the supervision of Greg Kendrick, HABS regional coordinator, Denver. The project was completed during the summer of 1989 at the project field office at Houston and College Station, Texas. Project supervisor was Graham B. Luhn, A.I.A., architect; project architectural historian was Gus Hamblett, Texas A&M University; intern architects were Debbie Fernandez and Paul Neidinger; student architects were Brian Dougan, Robert Holton, Janna Johnson, Wayne Jones, and Pat Sparks, Texas A&M University; project photographer was Paul Neidinger, photographic processing by Laura McFarlane.

